

2,257 SF DESIGN STUDIO



FOR SALE



88 N OAK ST, UNIT 1A, VENTURA, CA

NET LEASED INVESTMENT OPPORTUNITY LOCATED IN THE HEART OF DOWNTOWN VENTURA



LANDSCAPE DEVELOPMENT DESIGN GROUP

Top 5 - Largest Landscape Company in the West

12 - Locations throughout the Western USA

18% - Compound Growth Since 2013

#1 - Voted best company in the SCV

TABLE OF CONTENTS



EXECUTIVE SUMMARY

4

INVESTMENT OPPORTUNITY
OPPORTUNITY HIGHLIGHTS

PROPERTY OVERVIEW

7

PROPERTY SUMMARY
FLOOR PLAN
PROPERTY PHOTOS

MARKET OVERVIEW

11

AREA OVERVIEW
VENTURA AREA DEMOGRAPHICS
AREA OVERVIEW MAP

**IPA COMMERCIAL
REAL ESTATE SERVICES**

**SHAUN BIENIEK
VICE PRESIDENT
(805) 304-9533
SHAUN@IPA76.COM
CA RE LIC#: 01374562**



EXECUTIVE SUMMARY



INVESTMENT OPPORTUNITY



The Property consists of approximately 2,257 SF of design studio space located in Ventura, CA, just 40-miles northwest of Santa Monica/Los Angeles. The city of Ventura is the county seat of Ventura County, has a population of 843,843 residents, and borders Los Angeles County. The region ranks as one of the top investment markets in the country, boasting a median household income of nearly \$90,000. Ventura itself is home to over 110,000 residents, and is included as part of the Los Angeles metropolitan statistical area (MSA).

Landscape Development, Inc. delivers fully-integrated landscape solutions that bring peace of mind to builders, property owners, and communities. With construction, maintenance, arbor care, and landscape architecture under one umbrella, bringing reliability, expertise, and excellence to every stage of the outdoor environment. Landscape Development, Inc. — an integrated site and landscape services company based in Valencia, California — has reported annual revenues in the range of \$100–\$500 million according to industry analysis

Upon closing of the transaction, the selected purchaser will assume the existing 2.75-year lease with Landscape Development, Inc. The lease is structured as Net Lease, with the Landlord only responsible for liability insurance, features 3.00% annual rental increases, and Tenant who's been at the building since 2016

List Price: \$885,000 (\$392/SF)



100%
OCCUPANCY



2,257
SQUARE FEET



3.00%
ANNUAL ESCALATIONS



2.75 Years
REMAINING TERM*



\$2.62/SF
NET RENTAL RATE (monthly)



\$70,832
YEAR-1 NOI



8%
CAP RATE

OPPORTUNITY HIGHLIGHTS



REGIONAL TENANT

Top 5 Largest Landscape Company in the West with 12 locations throughout the Western US. Featuring 18% growth since 2013



GROWING MARKET RENT

The property features a net rental rate of \$31.44/SF creative design studio space specialized lighting, in a downtown Ventura location close to amenities.



YIELD OPPORTUNITY

The 2.75-year remaining lease term provides an opportunity to acquire a design studio below replacement cost with desirable improvements and an opportunity to increase the cap rate.



DESIRABLE MARKET

The property is located just 20-miles northwest of Malibu in the Los Angeles MSA, which benefits from a population in excess of 800,000 residents.



INFLATION HEDGE

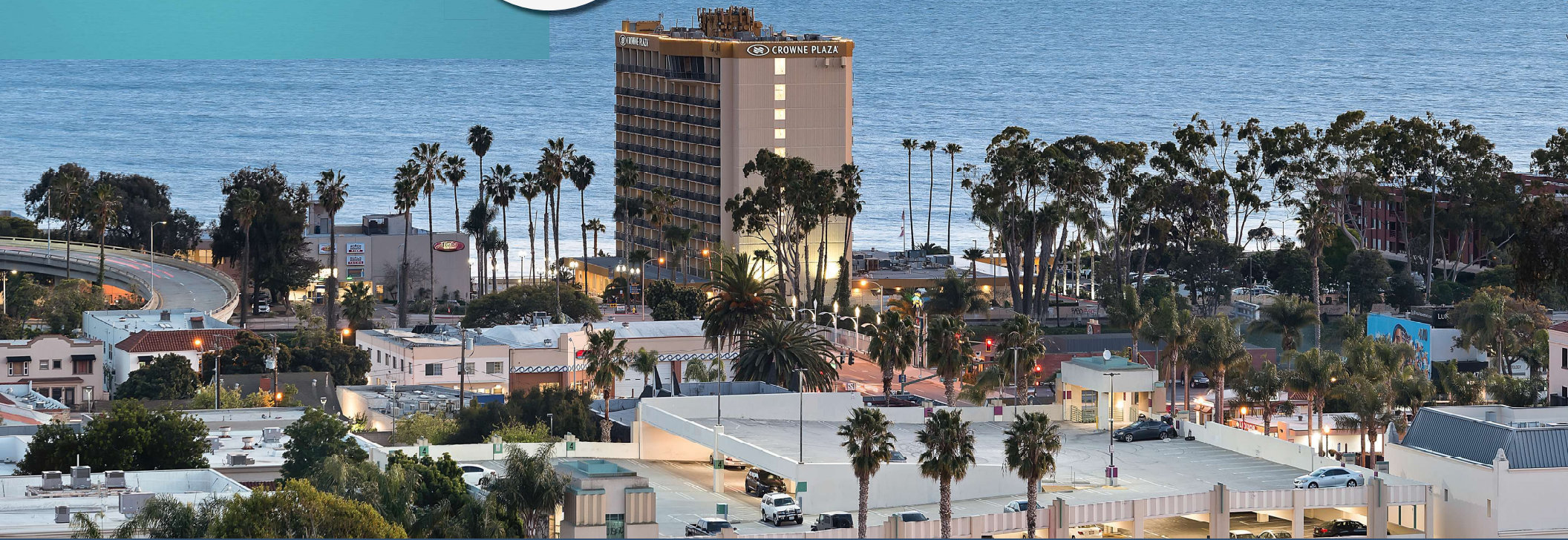
The lease features 3.00% annual rental increases, which provide a steady hedge against inflation and a Net lease providing insulation against operating cost increases.



CAPTIVE LOCATION

The Design Studio houses designers who live and raise their families in the immediate area, replicating design space with natural light in proximity to downtown is difficult.

PROPERTY OVERVIEW



PROPERTY SUMMARY

PROPERTY DETAILS

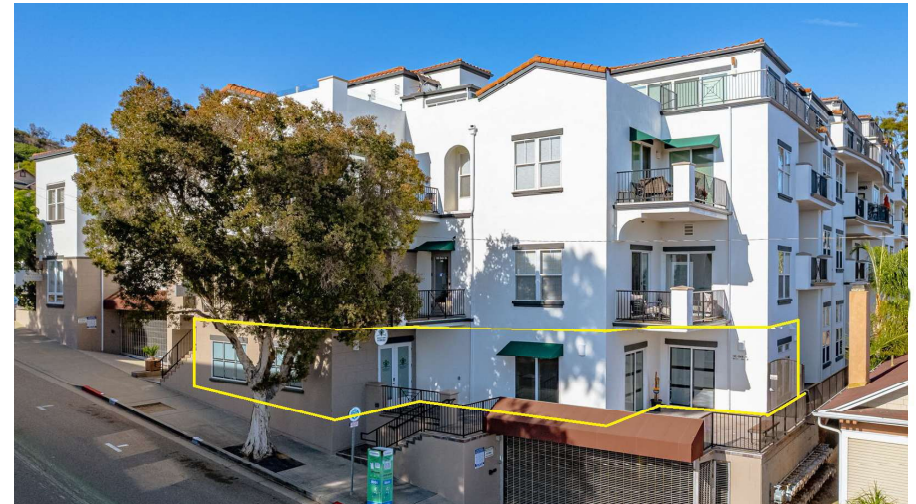
Address	88 N Oak Street, Ventura, CA 93001
Type	One-Story Commercial Condominium
Condo Details	Unit 1A
Premises Size	2,257 SF
Parcel Number	073-0-360-015
Parking	2 Reserved
Year Built	2003/2023
Use	Design Center
Zoning	T6.1 Urban Core

LEASE SUMMARY

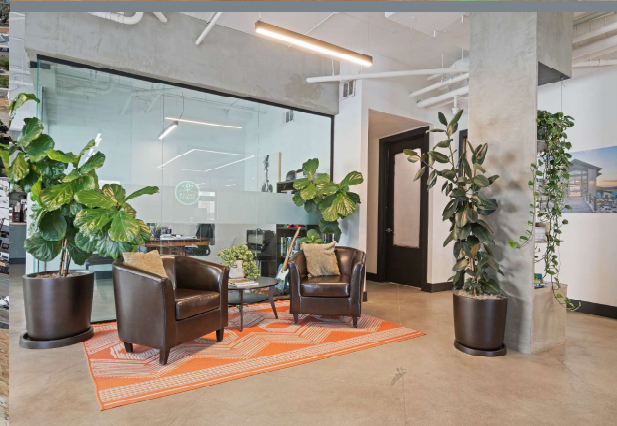
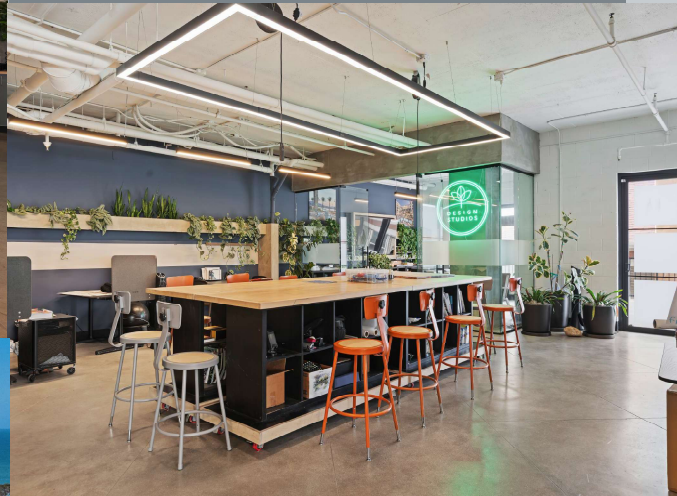
Tenant	Landscape Development Inc.
Year-1 NOI	\$70,832
Lease Structure	Net
Commenced	February 1, 2023
Expires	April 30, 2029
Remaining Term	2.75 Years
Renewal Options	None
Rental Increases	3% Annually
Net Rental Rate	\$2.62/SF per Month

*Calculated as of April 30, 2025

FLOOR PLAN



PROPERTY PHOTOS



MARKET OVERVIEW



AREA OVERVIEW

Ventura



AREA AT A GLANCE

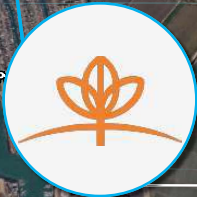
Ventura, California, a coastal community with a population of approximately 110,000, features a mix of natural beauty and economic activity. Agriculture, particularly citrus and avocado farming, is a key part of the local economy, benefiting from Ventura's fertile climate. The city is home to notable companies such as Patagonia, known for its focus on environmental sustainability, and The Trade Desk, a significant player in digital advertising technology.

The private sector is also evolving, with innovative companies like The Trade Desk a leading technology company that provides a programmatic advertising services. Additionally, the local port supports the fishing industry and has a broader impact on regional trade. Businesses choose Ventura for a combination of desirable location, skilled workforce, infrastructure, and quality of life that make it attractive for both start-ups and established companies.

In recent years, real estate development has increased, especially in the downtown area, where mixed-use projects are underway that incorporate retail, dining, and residential spaces. These developments aim to enhance economic vitality while maintaining the community's coastal charm. Ventura's approach to urban planning focuses on balancing growth with the preservation of its scenic landscapes and community values.

Ventura is home to Patagonia, Inc, retailer of outdoor recreation clothing and equipment with annual revenue in excess of \$1.5B.

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	8,019	66,139	201,230
2024	8,200	66,910	201,028
2020 Census	8,381	67,131	199,489
INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$93,006	\$147,297	\$122,556



Ventura, California is a desirable coastal community northwest of Los Angeles with a population of approximately 110,000 residents. In addition to tourism, the market is supported by a combination of agriculture, corporate activity, and healthcare.

VENTURA AREA DEMOGRAPHICS FROM GOVERNMENT CENTER



201,028
TOTAL POPULATION



192,755
DAYTIME POPULATION



\$122,556
AVERAGE HOUSEHOLD INCOME



8,982
BUSINESSES



0.18%
ANNUAL POPULATION GROWTH RATE



69,168
HOUSEHOLDS



AREA OVERVIEW MAP



SHAUN BIENIEK
VICE PRESIDENT
(805) 304-9533
SHAUN@IPA76.COM



DISCLAIMER

The purpose of this brochure is to feature the property as a potential investment opportunity.

Investors shall perform their own examination and inspection of the property and information relating to same, and shall rely solely on such investigation and not on this brochure or any materials, statements or information contained herein or otherwise provided.

Neither IPA Commercial Real Estate, nor any of its agents, nor the owner, its partners or property manager, make any representations or warranties, whether expressed, by operation of law or otherwise, with respect to this brochure or the property or any materials, statements (including financial statements and projections). Projections are based on various assumptions and subjective determinations as to which no guarantee or assurance can be given.

This brochure is subject to errors, omissions, change of price or terms and other changes. Statements and information contained herein or relating to the Property are subject to withdrawal without notice.

CONFIDENTIALITY

The contents of this brochure are confidential and shall not be reproduced or distributed to any person or entity without the prior written consent of agents and owner or used for any purpose other than initial evaluation as indicated above.

